



640 Primrose Street Haverhill, MA 01830 p:978-373-7722 www.sstcinc.net
Connecting children to themselves, to each other, and to their families.

Dear Planning Board Members,

My name is Stephanie Lysik and I am the owner and director of Stepping Stones Preschool. My husband, Michael and I recently purchased the property at 68 Haverhill Road with the intentions of moving Stepping Stones Preschool into the downstairs unit. We have been residents of Amesbury for the past 20 years and are excited at the prospect of moving our growing business into our home town.

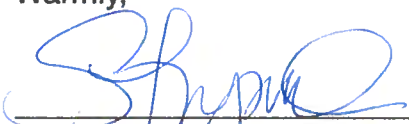
Stepping Stones preschool is a private integrated preschool that has been successfully running in Haverhill for the past 7 years. I took over the operations in July of 2013 and have steadily been growing our enrollment. We service children with a variety of needs with a very low student to teacher ratio. Each year, many children with mild to moderate learning or behavioral difficulties do not qualify for public school preschool placement. These same children would have a difficult time in a larger group setting and are often unsuccessful. Stepping Stones provides a program that meets the needs of these children, and these children are able to experience success. As a speech and language pathologist, I am able to provide speech therapy services throughout the day as well. Our program model is unique and unlike any other preschool in the area. We have a clientele that come from as far as Cambridge MA to access our program which speaks to the quality of our program and the need for these particular services. We also have a strong working relationship with all of the area public school systems, Head Start and early intervention programs. Our school is licensed by the Department of Early Education and Care (EEC) and meets all of the stringent safety and educational requirements of that department.

We would like to propose a plan to renovate the current space to accommodate a preschool classroom and a motor gym. The building layout is similar to the one we utilize in Haverhill, and will perfectly accommodate our needs. I am excited at the prospect of moving forward with our planning and am confident that we will make a positive impact on Amesbury.

We are hoping to be able to open our preschool in September of 2016 and are willing to work with the town to come to an agreement regarding all aspects of the plan. We have hired John Hargreaves to survey the property and create a viable plan for the site including parking and exterior details. We have also hired Tyrus Porter to produce detailed architectural drawings of the property and a plan for parking. Dan Willett of Woodrights is the general contractor that will complete the build out and assure compliance with all city and state regulations.

Thank you for your time in reviewing this plan and I look forward to meeting with you at the upcoming Planning Board Meeting.

Warmly,


Stephanie Lysik, ms.ccc/SLP
Owner/Director, Stepping Stones Preschool

**68 Haverhill Road
Stepping Stones Preschool Proposal**

Questions posed by various departments:

Peter Manor, City Engineer, Department of Public works

1. Are there any handicapped spaces located on the plan?
The handicapped parking space (1 required) is located in the front parking lot as proposed on the current site plan by John Hargreaves.
2. How many Daycare students will be attending on a daily basis?
12 students will be enrolled. A divided start time will lighten the burden at drop off. We currently offer an 8:30 or a 9am start time. Our current enrollment has 4 children starting at 8:30 and an additional 7 students starting at 9am.
3. Does the applicant have the required parking for students and staff at peak pick up times.
The proposed parking plan allows for 4 parking spaces in the front and an additional 5 in the rear (9 total). With an enrollment of 12 students, we are required to have 1 parking space per 4 students and an additional drop off space per 12 students enrolled (4 spaces total). The 2 staff parking spaces will be located in the rear of the building along with the required 3 tenant parking spaces. We have met the standard for minimum parking and will have a reduced load at drop off time given the split start times proposed.
4. Is the applicant moving the existing angled parking to provide access to the rear parking?
Angled parking spaces will be removed in the front of the building.
5. How will applicant minimize chances of children wandering into Haverhill Road and what safety features are being proposed for the front portion of the site?
A safety gate will be installed on the inside of the building to prevent children's access to the front door. A small fence will be installed on the outside of the building at the entrance as another barrier to the parking lot and road. Children will only use the front door at drop off and pick up times under the direct supervision of their parents and staff. A warning bell will also be installed on the exterior doors to alert staff when the doors are open.
6. How does applicant plan to indicate delineation between the abutters driveway and the parking area/access to the road to the back of the site.
A fence will be installed along the property line to delineate the two abutting properties.

Sergeant Lauren Tirone- Amesbury Police:

1. No real issues with parking, however could not clearly see where the handicapped spaces were going to be.

Handicapped parking is indicated on the plan by John Hargreaves.

The handicapped parking space will be located in the front left of the parking lot.

Denis Nadeau, Amesbury Building Inspector:

1. No major concerns. It is an allowed use with only site plan review.

Deputy James Nolan, Amesbury Fire Department:

1. How many children are enrolled and what is the age group?

Stepping Stones Preschool currently accommodates 12 children with a mixed-age grouping of 2.9 year olds-5 year olds.

2. Is there a fire escape plan?

A tentative fire escape plan is attached and may be revised if there are any changes in the design/build out that will impact the plan.

3. Is there a placement for fire extinguishers?

Fire extinguishers will be placed at all exits as well as all required locations. They will be installed and inspected by Quality Fire and Alarm.

4. Fire Alarm System and lighted exit signs will be installed by B and B Alarm Company in Salisbury in accordance with regulations.

68 Haverhill Rd
Stepping Stones Preschool Proposal
Scope of project

Parking and Access:

The current parking lot configuration does not adequately accommodate the proposed use. In order to accommodate 2 apartments and a preschool in the lower level, we need to accommodate a total of 9 parking spaces. In order to accomplish this, we will add additional parking in the rear. The front parking lot will be available for preschool parents. The front parking lot will accommodate 4 parking spaces, including a designated handicapped space. The front lot is paved and no structural changes to the existing lot are proposed.

A parking lot for 5 cars will be added to the rear of the building for staff and tenant parking. To alleviate drainage problems, the rear parking lot will not be paved, but lined with crushed stone. An access road on the westerly side will lead to the rear parking lot.

Lighting:

The current lighting configuration will remain with the exception of additional safety lighting at the rear apartment entrance. Current spotlights at the front apartment entrance will respect the lighting requirements designated by the town. The lights chosen are motion activated 70 watt HPS Tallpack. Photometrics for this light are provided on the architectural drawings.

Landscape Buffers:

A white vinyl fence will be installed along the westerly edge of the property to delineate the property lines and prevent possible encroachment along the driveway and parking lot. The Easterly property line is delineated by an existing split rail fence. Arborvitae will be planted along this fence to further buffer the 2 properties. Arborvitae and other appropriate plantings will be placed around the proposed sign in the existing garden area.

Storm water/Ground Coverage:

The front parking lot will utilize existing pavement. No changes to this lot are being proposed. The additional parking lot in the rear will utilize crushed stone as a ground cover to eliminate the impact of storm water runoff and create natural drainage. The play area in the rear will utilize playground grade wood chips as a ground cover.

Trash:

The trash and recycling bins will be housed under the stairs to the right of the building. A dumpster is not necessary given the proposed use.

Signage:

The current sign post is within the property line restrictions as recorded by the current survey (Hargreaves). Although the current placement is non-conforming as it is less than 10 feet from the property line, we are proposing that the existing sign post and sign be replaced by a new sign post in this current location. Given the large apron around Rt. 110 and the distance from the road, the current placement of the sign post is not obtrusive or dangerous to motorists. If moved back 10 ft, the placement of neighboring signs and obstructions such as fences would put the new sign placement out of sight lines and also impact an already tight parking situation.

Fire Exit/Escape Plan Stepping Stones Preschool

* Students/teachers will meet on the deck of Rt 110 Roast beef.

